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Planning Committee

Minutes of a Planning Committee meeting held at 6.00 pm on Tuesday, 13th June, 2023 in the Council Chamber, Town Hall, Matlock, DE4 3NN.

PRESENT Councillor Peter O'Brien - In the Chair

Councillors: Robert Archer, John Bointon, Sue Burfoot, Neil Buttle, Peter Dobbs, Nigel Norman Edwards-Walker, David Hughes, Laura Mellstrom, Dermot Murphy, Peter Slack, Mark Wakeman and Nick Whitehead

Present as Substitute - Councillors: Anthony Bates and Marilyn Franks

Kerry France (Legal Services Manager), Chris Whitmore (Development Control Manager), Adam Maxwell (Principal Planning Officer), Tommy Shaw (Democratic Services Team Leader) and Angela Gratton (Democratic Services Officer)

Members of the Public – 7

Note:

"Opinions expressed or statements made by individual persons during the public participation part of a Council or committee meeting are not the opinions or statements of Derbyshire Dales District Council. These comments are made by individuals who have exercised the provisions of the Council's Constitution to address a specific meeting. The Council therefore accepts no liability for any defamatory remarks that are made during a meeting that are replicated on this document."

APOLOGIES

Apologies for absence were received from Councillor(s): David Burton and Stuart Lees

19/23 - APPROVAL OF MINUTES OF PREVIOUS MEETING

It was moved by Councillor Peter Slack, Seconded by Councillor Neil Buttle and

RESOLVED (unanimously)

That the minutes of the meeting of the Planning Committee held on 11 April 2023 be approved as a correct record.

The Chair declared the motion **CARRIED**.

20/23 - INTERESTS

There were no declarations of interest.

21/23 - APPLICATION NO. 23/00334/FUL

The Principal Planning Officer gave a presentation showing details of the application and photographs of the site and surroundings.

The Committee visited the site prior to the meeting to allow Members to appreciate the proposal in the context of its surroundings.

Consultation responses were set out in section 5 of the report.

It was moved by Councillor Peter Slack, seconded by Councillor David Hughes and

RESOLVED (unanimously)

That planning permission be approved subject to the conditions set out in section 8 of the report.

The Chair declared the motion **CARRIED**.

22/23 - APPLICATION NO. 23/00310/FUL

The Principal Planning Officer gave a presentation showing details of the application and photographs of the site and surroundings.

The Committee visited the site prior to the meeting to allow Members to appreciate the proposal in the context of its surroundings.

Consultation responses were set out in section 5 of the report.

Correspondence received after publication of the agenda was distributed at the meeting. This comprised of the Officer's recommendations regarding the queries on future dropping of kerbs in association with the development and the process of applying to the Local Highways Authority.

It was moved by Councillor David Hughes, seconded by Councillor Nick Whitehead and

RESOLVED (unanimously)

That planning permission be approved subject to the conditions set out in section 8 of the report with the following amendments to conditions 2 and 3 to read as follows:

2. Notwithstanding the approved plans, within 6 months of the date of this permission the parking area shall be surfaced in accordance with the details (material, colour, finish and drainage) which shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure a satisfactory external appearance of the development and appropriate drainage of surface water with run-off no greater than the existing situation in accordance with Policies PD1, PD8 and S3 of the Adopted Derbyshire Dales Local Plan 2017.

3. Notwithstanding the approved plans, within 6 months of this permission the retaining walls shall be constructed and faced with natural gritstone in accordance with details (stone sample, coursing and any coping stone) which shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason:

To ensure a satisfactory external appearance of the development in accordance with Policy PD1 and S3 of the Adopted Derbyshire Dales Local Plan 2017.

The Chair declared the motion **CARRIED**.

23/23 - APPLICATION NO. 22/01081/FUL

The Principal Planning Officer gave a presentation showing details of the application and photographs of the site and surroundings.

The Committee visited the site prior to the meeting to allow Members to appreciate the proposal in the context of its surroundings.

In accordance with the procedure for public participation, Ms Teresa Waiton (Applicant) spoke in support of the application.

Consultation responses were set out in section 5 of the report.

Correspondence received after publication of the agenda was distributed at the meeting. This comprised of representations from a local resident.

During debate, Members agreed if they were to approve, a Management Plan should be submitted on how the use of the site is monitored including a package to prevent nuisance, how to report them and register kept and review how to remedy.

It was moved by Councillor Nick Whitehead, seconded by Councillor Peter Slack and

RESOLVED (unanimously)

That planning permission be approved subject to the conditions set out in section 8 of the report with the addition of a further condition as set out below:

16. The development hereby permitted shall not be operated other than in accordance with the management plan (including a package of measures to prevent nuisance, provisions for monitoring and reporting nuisance to the Local Planning Authority and remedy actions) which shall have been submitted to and approved in writing before the first occupation of any part of the development hereby permitted.

Reason:

In the interests of the amenity of neighbouring properties and the character and appearance of the area in accordance with policies PD1 and PD9 of the Adopted Derbyshire Dales Local Plan (2017).

The Chair declared the motion **CARRIED**.

24/23 - APPLICATION NO. 23/00012/FUL

The Development Manager gave a presentation showing details of the application and photographs of the site and surroundings.

The Committee visited the site prior to the meeting to allow Members to appreciate the proposal in the context of its surroundings.

In accordance with the procedure for public participation, Mr Charlie Taylor (Agent) spoke in support of the application.

Consultation responses were set out in section 5 of the report.

Correspondence received after publication of the agenda was distributed at the meeting. This comprised of further comments received from the applicant's agent with a correction to paragraph 2.1 of the report, informing Members that the building was not proposed for domestic purposes.

It was moved by Councillor Robert Archer, seconded by Councillor Dermot Murphy and

RESOLVED (unanimously)

That planning permission be approved subject to the conditions set out in section 8 of the report.

The Chair declared the motion **CARRIED**.

25/23 - APPLICATION NO. 23/00337/LBALT

It was decided that the application for listed building consent (23/00337/LBALT) would be considered prior to the related planning application (23/00336/FUL).

The Development Manager gave a presentation showing details of the application and photographs of the site and surroundings.

The Committee visited the site prior to the meeting to allow Members to appreciate the proposal in the context of its surroundings.

In accordance with the procedure for public participation, Ms Hannah Waterhouse (Applicant), Ms Louise Redfern (Chair of Biggin Parish Council) and Sir Richard FitzHerbert (Local Resident) spoke in support of the application.

Consultation responses were set out in section 5 of the report.

Correspondence received after publication of the agenda was distributed at the meeting. This comprised of comments received from Derbyshire Wildlife Trust and further information submitted by the applicant.

It was moved by Councillor Robert Archer, seconded by Councillor Sue Burfoot and

RESOLVED

1. That authority be delegated to the Development Manager to grant permission subject to the satisfactory completion of the required protected species surveys and submission of any necessary mitigation, confirmation being received from Derbyshire Wildlife Trust that the surveys and any necessary mitigation is acceptable and that there would be no additional works to the listed building.
2. That should the conditions above be fulfilled and permission be granted, it shall be subject to conditions as set out in the relevant decision notice.

Voting

14 For
01 Against
00 Abstentions

The Chair declared the motion **CARRIED**.

26/23 - APPLICATION NO. 23/00336/FUL

The Development Manager gave a presentation showing details of the application and photographs of the site and surroundings.

The Committee visited the site prior to the meeting to allow Members to appreciate the proposal in the context of its surroundings.

Consultation responses were set out in section 5 of the report.

Correspondence received after publication of the agenda was distributed at the meeting. As detailed previously, this comprised of comments received from Derbyshire Wildlife Trust and further information submitted by the applicant.

It was moved by Councillor Robert Archer, seconded by Councillor Dermot Murphy and

RESOLVED

1. That authority be delegated to the Development Manager to grant permission subject to the satisfactory completion of the required protected species surveys and submission of any necessary mitigation, confirmation being received from Derbyshire Wildlife Trust that the surveys and any necessary mitigation is acceptable and that there would be no additional works to the listed building.
2. That should the conditions above be fulfilled and permission be granted, it shall be subject to conditions as set out in the relevant decision notice.

Voting

14 For

00 Against
01 Abstentions

The Chair declared the motion **CARRIED**.

27/23 - APPEALS PROGRESS REPORT

It was moved by Councillor Nick Whitehead, seconded by Councillor Peter Slack and

RESOLVED (unanimously)

That the Appeals Progress Report be noted.

The Chair declared the motion **CARRIED**.

Meeting Closed: 8.10 pm

Chairman